



RETAIL CONDO IN CHICAGO'S LINCOLN PARK NEIGHBORHOOD

FOR SALE

SALE PRICE \$1,500,000

4,788 SF Retail Condo, ideal for convenience store, urban grocery market, restaurant, coffee shop, or food court

**2020 LINCOLN PARK WEST
CHICAGO, ILLINOIS**



kw ONEChicago
KELLERWILLIAMS.

Each Office Independently Owned and Operated kwcommercial.com

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2020 LINCOLN PARK WEST Chicago, IL 60614



FOR SALE \$1,500,000

4,788 SF Retail Condo on ground floor of a 439 unit, 39-story luxury condo building. Located in Chicago's Lincoln Park Neighborhood across from Lincoln Park and Lincoln Park Zoo.

- Condo is leased until July 14, 2024 at \$11,152.72 per month, but space is dark
- Dozens of upscale shops and restaurants nearby
- Average neighborhood HH income = \$142,000
- Monument signage available facing Clark Street with 16,000 VPD
- CTA bus stops in front for #22 Clark & #36 Broadway lines
- Built 1974
- Zoning BI-3
- Monthly assessment fee = \$1,469.57
- 2020 taxes = \$51,490.61



2020 LINCOLN PARK WEST
Condo Building

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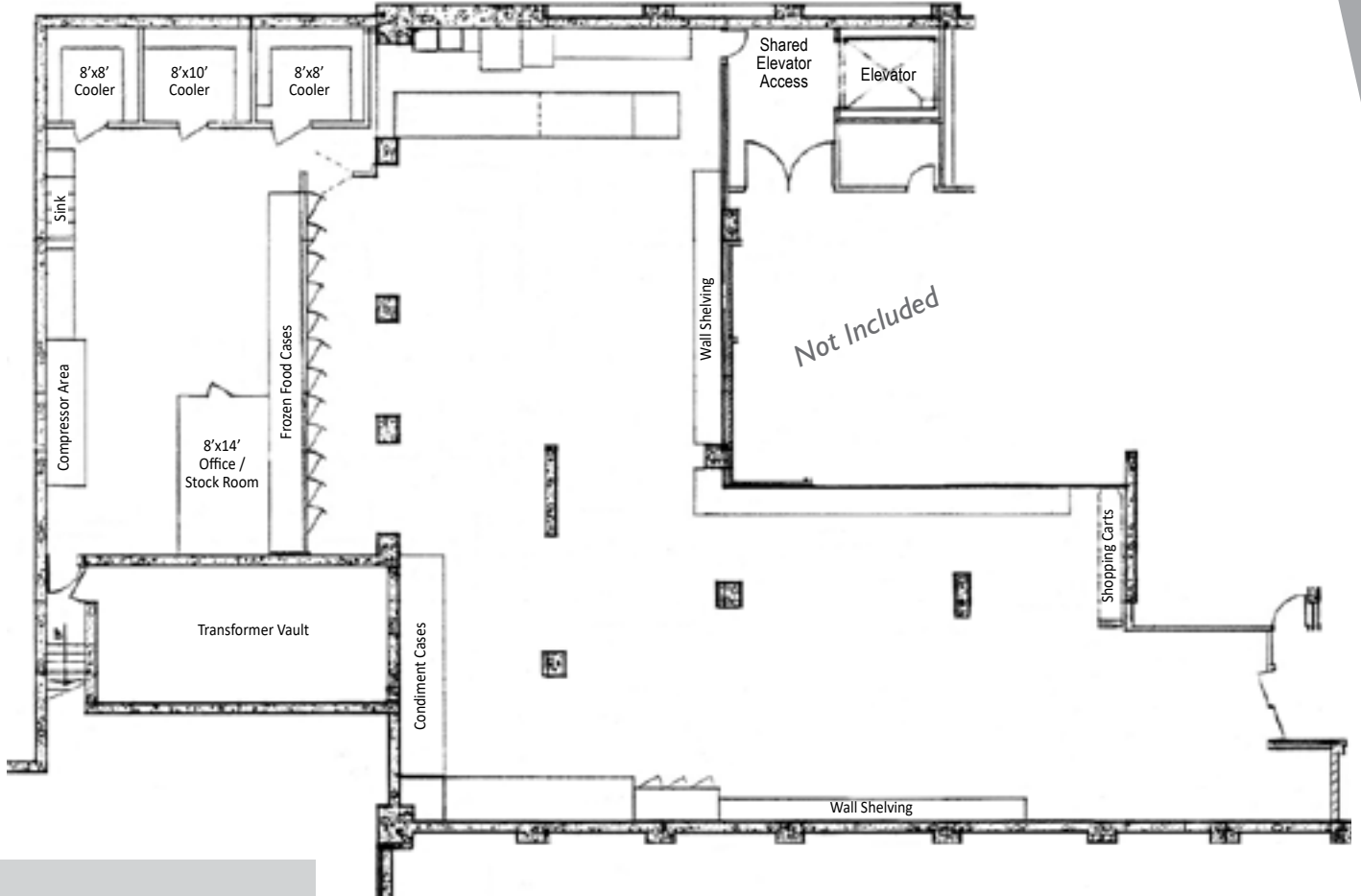
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UNIT PLAN



- Slightly below grade - small elevator / lift next to stairway
- 2 restrooms immediately outside unit
- 8' clear height to drop ceiling - 9' 6" to the deck.
- Reach-in, interior-lighted store coolers along several walls
- 3 walk-in coolers in rear, 232 SF total
- Slop sink in rear opposite coolers

Retail Ground Floor Plan



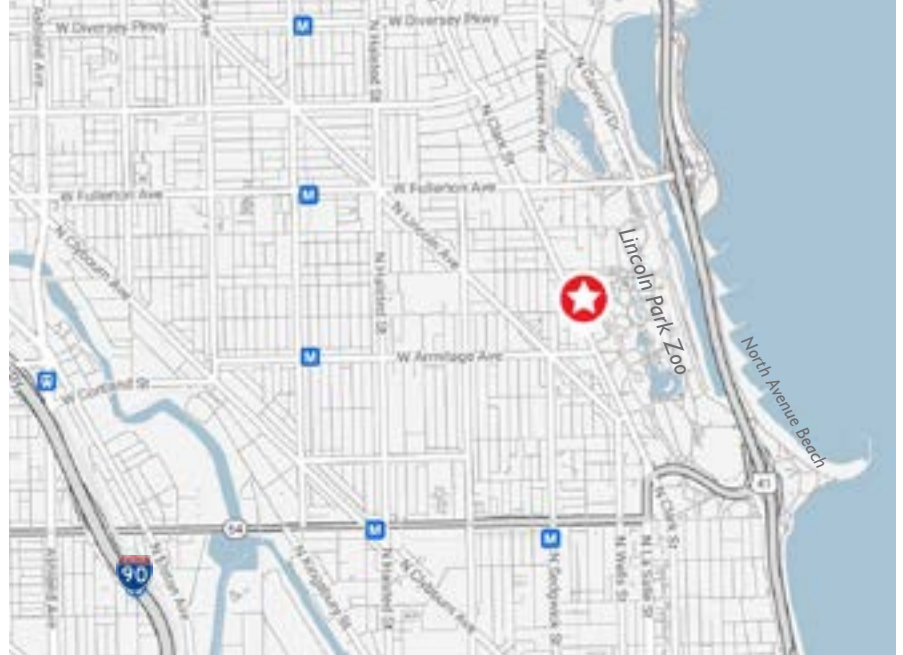


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